

WARRANTY DEED

JEFFERY R. FORTSON and wife, ANGELA M. FORTSON

Grantors

TO

RONNIE C. COOPER and wife, BETTY J. COOPER

Grantees

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, we, JEFFERY R. FORTSON and wife, ANGELA M. FORTSON, the undersigned Grantors, do hereby sell, convey and warrant unto the above Grantees, RONNIE C. COOPER and wife, BETTY J. COOPER, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 29, Section A, Southaven Subdivision, in Section 14, Township 1, Range 8, as shown on the revised plat of said subdivision which is recorded in Plat Book 2, Pages 4 and 5, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by Cammie F. Shackelford and Marilyn J. Shackelford, dated September 28, 1984, in favor of Commercial Credit Mortgage Company, and recorded in Book 324, Page 277, and re-recorded in Book 325, Page 528, in the office of the Chancery Clerk of DeSoto County, Mississippi; which secures an indebtedness in the current principal amount of \$41,731.73, and Grantees take subject to said loan.

Grantors hereby authorize the transfer of this loan from their names into Grantees' names and Grantors hereby set over and assign unto Grantees without charge all escrow funds now held by Corinthian Mortgage Corporation in connection with loan made by Commercial Credit Mortgage Company on the above described property.

This Conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record.

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1989.

WITNESS the signature of the Grantors, this the 14th day of July, 1989.

Jeffery R. Fortson
JEFFERY R. FORTSON
Angela M. Fortson
ANGELA M. FORTSON

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named JEFFERY R. FORTSON and wife ANGELA M. FORTSON, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 14th day of July, 1989.

Martha C. Huggins
Notary Public

My Commission expires:
November 28, 1991

Grantors' Address & Phone:

Grantees' Address & Phone:

Box 11
Boez, AL 35957
(Wk) 205-945-9100 (H) 205-593-5834

1575 Epping Forest
Southaven, MS 38671
(WK) 342-1600 (H) 342-0952